

Applicant	St. Thomas Aquinas High School, Inc.	
Request	Rezone from Residential Single Family/Low Medium Density (RS-8) to Community Facility (CF)	
General Location	North side of Davie Blvd, between S.W. 28 Ter. and S.W. 28 Ave.	
Legal Description	Lots 13, 14, and 15, less the South 10 feet of Lots 13, 14, and 15, Block 7, Gillcrest 1 st Addition, according to the plat thereof, as recorded in P.B. 34, P. 47, of the Public Records of Broward County, Florida.	
Property Size	33,286 SF / 0.7641 A	
Zoning	Existing: Residential Single Family/Low Medium Density (RS-8) Proposed: Community Facility (CF)	
Existing Use	Vacant	
Future Land Use Designation	Low-Medium Residential	
Comprehensive Plan Consistency	Consistent with the Future Land Use Element –Community Facilities	
Other Required Approvals	City Commission / By Ordinance	
Applicable ULDR Sections	Sec. 47-24.4 Rezoning	
Notification Requirements	Sign notice 15 days prior to meeting / Mail notice 10 days prior to meeting	
Action Required	Recommend approval or denial to City Commission	
Project Planner	Name and Title	Initials
	Ella Parker, Planner II	
	Gregory Brewton, Acting Planning and Zoning Deputy Director	
Approved By	Marc LaFerrier, AICP, Planning and Zoning Director	

Request:

This is a request to rezone approximately 0.7641 acre from Residential Single Family/Low Medium Density (RS-8) to Community Facility (CF). The applicant has indicated that they intend to construct a performing arts facility associated with the St. Thomas Aquinas School.

Comprehensive Plan Consistency:

The existing Land Use Designation of the site is Low-Medium Residential. The Low-Medium Residential Land Use Category permits a rezoning of the subject site to CF.

Staff Findings:

The applicant has provided a justification narrative explaining how this request meets the criteria of the Unified Land Development Regulations (ULDR), Section 47-24.4. (**Exhibit 1**). Staff concurs with the applicant’s assessment.

Planning and Zoning Board Action:

If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or

recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26B, Appeals.

PZ 10-Z-05/09-21-05/EP